

**LEMON GROVE CITY COUNCIL  
AGENDA ITEM SUMMARY**

Item No. 2  
Mtg. Date December 2, 2014  
Dept. Development Services Department

Item Title: **Ordinance 425 – Approval of Zoning Amendment ZA14-001 Amending the Zoning District from General Commercial (GC) to Heavy Commercial (HC) for 6969, 6975, and 7001 North Avenue**

Staff Contact: **David DeVries, Principal Planner**

**Recommendation:**

Conduct second reading by title and adopt Ordinance No. 425 (**Attachment A**) amending the Zoning District from General Commercial (GC) to Heavy Commercial (HC) for the properties located at 6969, 6975, and 7001 North Avenue.

**Item Summary:**

On November 18, 2014, the City Council introduced Ordinance No. 425 (**Attachment A**), an ordinance amending the the Zoning District from General Commercial (GC) to Heavy Commercial (HC) for the properties located at 6969, 6975, and 7001 North Avenue. The City Council also adopted a Resolution approving General Plan Amendment GPA14-003 which amended the General Plan Land Use Designation from Retail Commercial to General Business for 6969 and 6975 North Avenue. The property at 7001 North Avenue will remain within the Public/Institutional Land Use Designation. If adopted, the Ordinance becomes effective on January 1, 2015.

**Fiscal Impact:**

None.

**Environmental Review:**

- |  |  |
|--|--|
| <input type="checkbox"/> Not subject to review | <input checked="" type="checkbox"/> Negative Declaration |
| <input type="checkbox"/> Exempt, Section _____ | <input type="checkbox"/> Mitigated Negative Declaration  |

**Public Information:**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> None   | <input type="checkbox"/> Newsletter article | <input checked="" type="checkbox"/> Tribal Government Consultation           |
| <input checked="" type="checkbox"/> Notice published in local newspaper |   | <input checked="" type="checkbox"/> Notice to property owners within 300 ft. |

**Attachments:**

A. Ordinance No. 425 (ZA14-001)

[ ] [ ]



# Attachment A

## ORDINANCE NO. 425

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA APPROVING ZONING AMENDMENT ZA14-001 AMENDING THE ZONING DISTRICT FROM GENERAL COMMERCIAL (GC) TO HEAVY COMMERCIAL (HC) FOR 6969, 6975, and 7001 NORTH AVENUE, LEMON GROVE, CALIFORNIA**

**WHEREAS**, the applicant, Farhad Kamani of Peak Realty Group LLC, filed a complete application for Zoning Amendment ZA14-001 and General Plan Amendment GPA14-003 on September 23, 2014 to amend the General Plan Land Use Designation from Retail Commercial to General Business for 6969 and 6975 North Avenue and to amend the Zoning District from General Commercial to Heavy Commercial for 6969, 6975, and 7001 North Avenue (A.P.N.s 479-012-04-00, 479-012-05-00, and 479-021-13-00 respectively); and

**WHEREAS**, a Negative Declaration (ND) of Environmental Impact will be filed subsequent to the adoption and final approval of the proposed project by the City Council. The Initial Environmental Study prepared for this project identified no potential environmental impacts. Mitigation measures are not included in the ND; and

**WHEREAS**, on October 27, 2014, a public hearing was duly noticed and held by the Lemon Grove Planning Commission; and

**WHEREAS**, the Planning Commission recommended that the City Council certify Negative Declaration ND14-01 and approve Zoning Amendment ZA14-001; and

**WHEREAS**, General Plan Amendment GPA14-003 was approved and Negative Declaration ND14-01 was certified; and

**WHEREAS**, on November 18, 2014, a public hearing was duly noticed and held by the Lemon Grove City Council; and

**WHEREAS**, the City Council finds that the following findings required to approve a Zoning Amendment can be made in accordance with Section 17.28.080(B) of the Municipal Code:

1. That the proposed amendment is consistent with the General Plan, in accordance with Government Code Section 65860, as amended.

The amendment will allow heavy commercial land uses in an area more appropriate for these more obtrusive types of land uses because of the close proximity to State Route 94 and the isolated location from the City's commercial retail corridors.

2. That the public health, safety, and general welfare benefit from the adoption of the proposed amendment.

The amendment provides more heavy commercial land in the City which will promote jobs in the City where vacancies are prevalent and allow for more appropriate uses of the subject properties; and

### **THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA DOES ORDAIN AS FOLLOWS:**

**SECTION ONE:** Approve Zoning Amendment ZA14-001 amending the Zoning District from General Commercial (GC) to Heavy Commercial (HC) for 6969, 6975, and 7001 North Avenue.

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